

MINUTE BOOK XXVI, PAGES 120-130
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
December 14, 2017

The regular meeting of the Town of Troutman Town Council was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Thursday, December 14, 2017 at 7:00 p.m. with the Mayor Teross W. Young presiding.

Council Members Present: Judy Jablonski, James K. Troutman, Paul R. Bryant, Sally P. Williams

Council Members Absent: W. Paul Henkel

Staff Present: Justin E. Longino, Town Manager; Kimberly H. Davis, Town Clerk; Steven H. Shealy, Finance Director; Erika G. Martin, Planning Director; Matthew A. Selves, Police Chief; Emily M. Watson, Parks and Rec. Coordinator; Adam K. Lippard, Public Works Manager; Gary W. Thomas, Town Attorney

Press Present: Debbie Page, SVL Free News
Jessica Osborne, Statesville Record & Landmark

MAYOR YOUNG CALLED THE MEETING TO ORDER

ITEM 1. MAYOR YOUNG WELCOMED VISITORS AND GUESTS

ITEM 2. INVOCATION – Delivered by Pastor Dieter Punt, Holy Trinity Lutheran Church, Troutman

ITEM 3. PLEDGE OF ALLEGIANCE

ITEM 4. ADJUSTMENTS TO THE AGENDA

Addition: Agenda Item 21a. Consider Unified Development Ordinance (UDO) Text Amendment – Fire Code

ITEM 5. APPROVAL OF AGENDA

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, agenda for the regular meeting of December 14, 2017 was approved as amended.

CONSENT AGENDA: *Items on the Consent Agenda are considered to be routine by the Town Council and will be approved with one motion. There will be no separate discussion on these items unless the Mayor or a Council member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item under New Business.*

ITEM 6. APPROVAL OF AGENDA BRIEFING MINUTES OF NOVEMBER 06, 2017

ITEM 7. APPROVAL OF REGULAR MEETING MINUTES OF NOVEMBER 09, 2017

ITEM 8. APPROVAL OF TOWN COUNCIL'S 2018 MEETING SCHEDULE

Upon motion by Council member Troutman, seconded by Council member Bryant, and unanimously carried, Consent Agenda was approved as presented.

(Copied in full, 2018 Meeting Schedule is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated December 11th, and December 14th, 2017 in CD Book #1 titled: “Town Council Supporting Documents”)

ORGANIZATIONAL BUSINESS

ITEM 9. OATH OF OFFICE ADMINISTERED TO ELECTED COUNCIL MEMBERS PAUL R. BRYANT AND SALLY P. WILLIAMS BY THE HONORABLE DEBORAH P. BROWN, NORTH CAROLINA DISTRICT COURT JUDGE

Holding the Holy Bible during the administration of oath of office for Council member Paul R. Bryant was wife Elizabeth.

Holding the Holy Bible during the administration of oath of office for Council member Sally P. Williams was daughter Leah as family members (husband Hap, son Cameron, granddaughters Brooke and Rachel) gathered around.

(Signed oaths are attached to and made part of these minutes)

The newly sworn-in took their appropriate seats as Council Members.

ITEM 10. ELECTION OF MAYOR PRO TEMPORE, (Mayor Young)

Mayor Young opened the floor to nominations for the position of Mayor Pro Tempore

Council member Williams nominated Council member Henkel to continue to fill the position of Mayor Pro Tempore. Following the nomination, Town Attorney Gary Thomas advised Council that until Council member Henkel is sworn in, he not an official member of the Council. No other nomination were made.

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved to table appointment of Mayor Pro Tempore until January 2018.

ITEM 11. COUNCIL APPOINTMENTS OF COUNCIL DELEGATE AND ALTERNATE DELEGATE TO CENTRALINA COUNCIL OF GOVERNMENTS (CCOG), (Mayor Young)

Mayor Young stated that Council member Bryant has volunteered to continue as CCOG Delegate, and Council member Williams as Alternate Delegate. No other nominations were made.

Upon motion by Council member Jablonski, seconded by Council member Troutman, and unanimously carried, approved to appoint Council member Bryant as Council Delegate and Council member Williams as Alternate Delegate to Centralina Council of Governments (CCOG).

ITEM 12. COUNCIL APPOINTMENT OF AN ALTERNATE TO CHARLOTTE REGIONAL TRANSPORTATION PLANNING ORGANIZATION (CRTPO), (Mayor Young)

Mayor Young stated that he has an offer by Council member Henkel to continue as Alternate to CRTPO. Mayor Young opened the floor to nominations. Council member Troutman nominated Council member Henkel. No other nominations were made. Therefore, Mayor Young asked for a motion to table the appointment until January.

Upon motion by Council member Jablonski, seconded by Council member Bryant, and unanimously carried, approved to tabled appointment of Alternate Delegate to Charlotte Regional Transportation Planning Organization (CRTPO) until January 2018.

RECOGNITIONS

ITEM 13. PRESENTATION OF PROCLAMATION 05-17 DECLARING DECEMBER 4, 2017 “TROUTMAN GRANGE DAY”, (*Mayor Young*)

Following the reading of Proclamation 05-17 declaring December 4, 2017 “Troutman Grange Day” in honor of the Grange’s Sesquicentennial (150th anniversary) and recognition of their service, Mayor Young presented a framed copy of the Proclamation to representatives of the Troutman Grange.

Mr. Jimmy Gentry, member of the Troutman Grange and President of the North Carolina State Grange commented that Troutman Grange has been a very nice force in this community since being chartered. The Troutman Grange is very active in community service and in advocating in rural issues at the local level. On behalf of the Troutman Grange, Mr. Gentry thanked Mayor Young and Town Council for the honor as the Grange celebrates its 150th anniversary.

(Copied in full, Proclamation 05-17 is filed in Proclamation Book 1, and is filed on CD titled: “Town Council Supporting Documents” dated December 11th, and December 14th, 2017 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 14. PRESENTATION OF CERTIFICATE OF RECOGNITION TO “PURPLE HEARTS HOMES”, (*Mayor Young*)

Mayor Young presented a Certificate of Recognition to Purple Heart Homes in recognition of their service to Veterans. He stated that Purple Hearts Homes held a Mission Complete Ceremony on November 29, 2017 for Iredell County (Troutman resident) Veteran Robert Stokes in appreciation of his service to this country, and in celebration of the completion of renovations to Mr. Stokes home making it handicap accessible allowing Mr. Stokes to continue to comfortably age in place. Mayor Young stated that Mr. Stokes was a US Marine that served in Vietnam for two years before transferring to the reserves of which he served four years.

Co-founder of Purple Heart Homes and Grand Marshall of the very 1st Independence Day Parade held in Troutman, US Marine Veteran Dale Beatty accepted the framed Certificate thanking Mayor Young and Town Council for the recognition. He commented that Troutman is full of great people wanting to make the community better. Mr. Beatty continued by stating that Purple Heart Homes started here locally and that being injured in Iraq opened his eyes to the needs of veterans of all ages. Purple Heart Homes is honored and proud to have helped Mr. Stokes who was very humble in regards to his service to our country.

(Copied in full, Certificate of Recognition is filed on CD titled: “Town Council Supporting Documents” dated December 11th, and December 14th, 2017 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 15. EDUCATION SPOTLIGHT – SOUTH IREDELL HIGH SCHOOL (SIHS), (*Council Member, Judy Jablonski*)

Council member Jablonski presented South Iredell High School (SIHS) located on Old Mountain Road as the Education Spotlight for the month of December 2017 recognizing students for their initiative, helpfulness to fellow students and staff, academic achievements, participation in school activities, and involvement in community activities. SIHS Family and Consumer Science teacher Judy Britton introduced each of the following students and the teachers that nominated them:

- Madison Burt (Nominated by Mrs. Sarah Bright)
- Ruth Can-Sui (Nominated by Mrs. Jill Hartle)
- James Sanders (Nominated by Ms. Comer and Latonia Bostic)
- Julia Hogan (Nominated by Ms. Rachel Hamrick)
- Taylor Kastor (Nominated by Ms. Judy Kurfees)

- Trinity Dutra, Alicia Brandon, Brenda Lopez-Torres, and Victoria Jackson (Nominated by Mrs. Judy Britton)

Following the conclusion of the recognitions, students and SIHS staff came forward for a congratulatory handshake from each Council member and Mayor Young who presented them with a Town of Troutman medallion and patch. Mayor Young congratulated the students on their outstanding accomplishments in serving the community.

(Copied in full, detailed outline of each recognition is filed on CD titled: "Town Council Supporting Documents" dated December 11th, and December 14th, 2017 in CD Book #1 titled: "Town Council Supporting Documents")

STANDING REPORTS

ITEM 16. TROUTMAN PARKS AND RECREATION, (*Emily Watson, Parks and Recreation Coordinator*)

Parks and Recreation Coordinator, Emily Watson presented the following monthly Parks and Recreation report:

- Jingle Run 5K held on December 3rd was a success. There were 269 registrants. Ms. Watson thanked Orobi Cafe, Troutman Police Department, and McLelland Racing Team for their help with the event.
- Christmas Tree Lighting was a nice event. Iredell Charter Academy and Troutman Elementary chorus and band performed. Cookies and cocoa was provided by the Troutman Grange. The weather was great along with a great turnout. Thanks was expressed to Public Works, Troutman Police Department, and Council for their support.
- Outdoor Volleyball Courts at the park are coming along. Thanks was expressed to ESC and Jan Comer for securing the donations for the project.
- Christmas Parade was a success with 99 participants registered.

ITEM 17. J. HOYT HAYES MEMORIAL TROUTMAN LIBRARY, (*Rebecca Lopez, Troutman Library Branch Manager*)

Ms. Rebecca Lopez, Manager of the J. Hoyt Hayes Memorial Troutman Library presented the following monthly library report on current and upcoming programs and events:

Ms. Lopez presented an update on Self-check/RFID program stating that as of this morning there are a little more than 120,000 items tagged out of approximately 225,000 total items in the collection. As part of the effort in getting everything tagged, staff is in the process of weeding out outdated items from the collection, excluding adult fiction and large print. Troutman Friends of the Library is holding a Book Sale from now through the month of January 2018. Cost is \$5 for as many books, magazines, etc. that a bag or box can hold. Two Self-check stations have been installed. One at the Circulation Desk and one where the catalog computer was located. The system should be live in January 2018,

Mayor Young asked Ms. Lopez if the Little Library, sponsored by the Rotary Club has been installed. Ms. Lopez responded that it is not but it has been approved and she has been in communications with the Town Manager Longino regarding ordering it.

COMMENTS FROM VISITORS AND GUESTS:

The Public is invited to address the Town Council with comments or concerns. The public comment period is limited to three (3) minutes per individual.

None

NEW BUSINESS

ITEM 18. REZONING REQUEST (RZ-17-10), Applicant(s): and John Baynes, 1.15 acres, located at 354 South Main Street, PIN 4741144295, (*Erika Martin, Planning Director*)

a. Call for Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Erika Martin presented the rezoning request of applicant John Baynes who is requesting rezoning of 354 South Main Street from Suburban Residential (RS) to a commercial zoning district. Highway Business, Heavy Industrial, and Neighborhood Center districts are nearby. However, the property is surrounded by Suburban Residential. The Future Land Use Plan shows this area transitioning to Office and Institutional (OI). Staff and the Planning Board recommend rezoning to Office and Institutional.

No others spoke for or against the request.

Mayor Young Closed the Public Hearing

(Public Hearing sign in sheet is attached to and made part of these minutes)

(Copied in full, public hearing notice is attached to these minutes)

b. Adoption of Ordinance 28-17 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) to Office & Institutional (OI)”

Upon motion by Council member Bryant, seconded by Council member Jablonski, and unanimously carried, Ordinance 28-17 titled: “An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) to Office & Institutional (OI)”

c. Approval of Consistency Statement

Upon motion by Council member Jablonski, seconded by Council member Williams, and unanimously carried, approved that RZ-17-10 is consistent with the 2035 Future Land Use Plan Commercial Development Goal. The amendment is reasonable and in the public interest because the rezoning will benefit the economy of Troutman.

(Copied in full, Ordinance 28-17 is filed in Ordinance Book 8, Page 194)

(Copied in full, rezoning application, Planning Board Certification of Recommendation, and public hearing notice is attached to these minutes)

(Copied in full, Ordinance 28-17, rezoning application, Planning Board Certification of Recommendation, maps, adjacent property owner’s notification, and public hearing notice is filed on CD titled: “Town Council Supporting Documents” dated December 11th, and December 14th, 2017 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 19. REZONING REQUEST (CZ-RM-17-03) FROM SUBURBAN RESIDENTIAL (RS) TO CONDITIONAL ZONING-MIXED RESIDENTIAL DISTRICT-17-03 (CZ-RM-17-03; LGI, LLC)” Applicant: LGI-NC, LLC, 90.6 acres, located at the intersection of Hoover Road and Perry Road, PIN’s 4741375279 and 4741477196, (*Martin*)

a. Call for Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Erika Martin presented the rezoning request stating that a couple of months ago LGI Homes came before the Planning and Zoning Board requesting to rezone 90 acres off of Perry Road from Suburban Residential to Mixed Residential. The Planning Board was concerned about the potential uses and density that would be allowed if rezoned to Mixed Residential and recommended denial. Instead of moving forward, the applicants decided to try and alleviate some of those concerns through a Conditional Zoning request which allows the applicant and Town Council to lock in reasonable, site specific conditions. At the neighborhood meeting and Planning Board meeting, the history of this property 10 years ago was brought up as well as various concerns from area residents.

Ms. Martin presented a 15 year history of the proposed site and the Town's adopted land use plans in efforts of explaining that the Town's current 2035 Future Land Use Plan in essence has not deviated from past adopted plans, calling for this area to become medium density residential. She stated that the applicants request is for 2.5 dwellings per unit. The site is ready for development with public sewer is onsite, water is nearby, road connectivity has been planned for, public sidewalks are to be installed, pocket parks to be provided, and some conditions locked in, such as a maximum of 230 single family homes for the site, a public greenway constructed and dedicated, underground wiring for street lights, and traffic calming provisions within the development. The site is currently surrounded by Suburban Residential zoning. However, the property is ¼ mile from Dogwood Estates and downtown Troutman and it is inside the Town limits.

Ms. Martin explained that by right, if the current zoning of Suburban Residential is left in place, the most likely outcome would be 126 single family homes, 126 double wide mobile homes, or a combination thereof. She addressed the public's concerns regarding increased traffic and traffic safety stating road improvements on State roads occur because of increased traffic congestion and/or vehicular crashes. Hoover Road and Perry Road were each built to accommodate 15,800 vehicles per day, but currently only have between 400 and 800 vehicles per day; therefore, without development it is unlikely any improvements will be made. In addressing concerns of the development being starter homes or rentals, Ms. Martin stated that the Town cannot regulate who develops, builds or eventually owns single family homes. The Town's finance director has calculated that based on current services and amenities that a home's value must be \$196,000 or more to be considered revenue positive for the Town. LGI homes may be revenue neutral or slightly revenue positive for the Town. Currently, only 6 neighborhoods within Troutman are revenue positive. She explained that tax revenue is important to the Town because it is through these taxes that services and amenities are provided to our residents and funding to help repair and improve Town streets.

Ms. Martin spoke of the importance of keeping in alignment with the Town's Future Land Use Plan stating that the Town has been working with Iredell County's Planning Department to identify and protect properties that had voluntarily been placed within Iredell County's Farmland Protection districts. She also stated that there are state mandated protection of the Catawba River Watershed which means the Town is tasked with encouraging low impact/low density residential to the west of Hwy 21.

In conclusion, Ms. Martin presented Council with the following options: Council, the public, and the developers could agree to conditions to alleviate some of the concerns of the public; downzone the property to a less intensive district; table the request; or deny the request. The Planning and Zoning Board has recommended denial. If the Town Council denies the request, no Mixed Residential request may be made for one year. However, a substantially different rezoning request could return to the Council such as Town Residential or Heavy Industrial. Staff finds the request consistent with the adopted Future Land Use Plan and recommends approval.

In presenting a petition against the rezoning of 218 signatures, area residents spoke in opposition voicing concerns of traffic congestion, traffic safety, road infrastructure, housing density, overcrowded schools, the impact on emergency services, personal safety, quality of life, quality of the home proposed, runoff issues, and responsible and measurable growth.

Representing LGI Homes, Engineer Evan Mauney addressed Town Council in favor of the rezoning stating that LGI Homes is placing self-imposed housing requirements/conditions along with restrictions imposed by the Town. He commented that in working with other developers, he has found that LGI cares more for the Town's they develop in

that other's. In addressing traffic issues Mr. Mauney stated that NCDOT is requiring frontage improvements such as turn lanes, 50' right-of-ways which will be improved on LGI property.

Mayor Young Closed the Public Hearing

(Public Hearing sign in sheet is attached to and made part of these minutes)

(Copied in full, public hearing notice is attached to these minutes)

b. Denial of Ordinance 27-17 Titled: "*An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) To Conditional Zoning-Mixed Residential District-17-03 (CZ-RM-17-03: LGI, LLC)*"

Council member Bryant thanked everyone for coming out, and commented that he heard and felt the public's concerns. He stated that in serving his upcoming 4-year term he will be focused on balancing and managing growth that involves providing a variety of homes that meet everyone's needs. He commented that he wants, and he feels Council wants a Town that all can continue to have a Town that we can be proud of, that is safe, and enjoyable for all to live. Council member Bryant continued by stating that the reason everyone is here is because some of your neighbors have land they want to sell and they cannot sell it the way it is currently zoned. He asked that the community will keep in mind that their interest and passions are the same as Council's and we want to work with the community in every way we can.

Mayor Young commented that being born and raised in Troutman, he appreciates everyone coming to express their passions for the community. He reiterated Council member Bryant's comment that Council and the community have to work together to figure out what is the right growth for our Town and how to manage and balance that growth in a smart way.

Upon motion by Council member Williams, seconded by Council member Troutman, and unanimously carried, adoption of Ordinance 27-17 titled: "*An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) To Conditional Zoning-Mixed Residential District-17-03 (CZ-RM-17-03: LGI, LLC)*" was denied.

c. Approval of Consistency Statement

Due to denial of the request, approval of consistency statement is invalid.

(Copied in full, Ordinance 27-17 is filed in Ordinance Book 8, Page 191-193)

(Copied in full, rezoning application, Planning Boards Certification of Recommendation, and vicinity map is attached to these minutes and is filed with staff report, Ordinance 27-17, maps, comparison charts, public hearing notice, property owners notification, and community meeting notification on CD titled: "Town Council Supporting Documents" dated December 11th, and December 14th, 2017 in CD Book #1 titled: "Town Council Supporting Documents")

ITEM 20. REZONING REQUEST (RZ-17-09) FROM SUBURBAN RESIDENTIAL (RS) TO HEAVY INDUSTRIAL (IH), Applicant: Bruce Murdock, 115.6 acres, located between Murdock Road and IL Creek, PIN 4741381818, (*Martin*)

a. Call for Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Erika Martin presented the request stating that Bruce Murdock is requesting rezoning of 115.6 acres from Suburban Residential to Heavy Industrial. The site is located between Murdock Road and IL Creek. The site is currently vacant, undeveloped land. The surrounding area is comprised predominately of low density residential. However, over the past several years this area has been transitioning to Industrial in conformance with our adopted

Land Use Plans. The 1991 Significant Land Use Area map identified the corridor and this proposed property for Industrial development. A Duke Energy grant completed in 2011 studied the site for competitiveness in economic development. In 2013 a product readiness assessment report was produced recommending prioritizing this site for Industrial development. The current 2035 Future Land Use Plan shows this property becoming an employment center or light industrial. Today, Heavy Industrial property borders this site with the U-Haul dealership, additional Heavy Industrial is nearby with SHA Mechanical, CR Onsrud, ABT, LIAT, and ESC Plant 1 & 2; therefore, based on existing zoning and our land use plans a designation of Heavy or Light Industrial is appropriate. Heavy Industrial and Light Industrial zoning districts per the Town's code are very similar. Both districts allow service uses, office uses, distribution and warehousing by right. Heavy Industrial only allows heavy manufacturing uses with issuance of a Special Use Permit. Because of this added layer of scrutiny, the Planning Board recommended approval of the request to Heavy Industrial.

In addressing a previous question from the public and Planning Board members regarding the interested party and proposed use, Ms. Martin stated that the client wishes to remain confidential at this time. The proposed use would be permitted by right under the light or heavy industrial district. However, this request is for a straight or general base district rezoning, which means even if the use was disclosed, the Town Council must consider every use permitted in the district. The prospective client is interested in Heavy Industrial as the entire 115 acres is not needed and would like the rest of the property to be competitive in attracting industry to our area. She also addressed the question of how much property is zoned industrial in Troutman stating that Troutman only has 17 acres of light industrial or .2% of our jurisdiction, and 442 acres zoned Heavy Industrial or 5.8% of our jurisdiction. Industrial development is attractive to Troutman because it provides employment opportunities and provides the Town's non-residential tax base. Industrial property is valued higher than residential and requires little to no public services.

In conclusion, Ms. Martin presented Council with the following options: approve the rezoning to Heavy Industrial; downzone the property to a less intensive district; table the request; or deny the request. If Council denies the request, no Heavy Industrial rezoning request may be made for one year. Staff finds the request consistent with the adopted Future Land Use Plan and recommends rezoning to Light or Heavy Industrial.

Area residents and neighboring property owners spoke in opposition of the rezoning to Heavy Industrial voicing concerns of health, safety, and overall wellbeing being in jeopardy to both animals and humans along with the destruction of natural and environmental resources from potential pollutants in the air and water, potential exposure of HAZMAT materials and noise pollution to nearby residents. Traffic concerns were also expressed in regards to safety and road infrastructure with no plans by NCDOT (per John Cooke, NCDOT District Manager) to improve Murdock Road for at least 10 years. An area resident informed Council that there is property/space currently available already zoned Heavy Industrial and requested that if the property is to be rezoned that Council consider Light versus Heavy Industrial stating that Heavy Industrial is in conflict with the Town's 2035 Future Land Use Plan that proposes the area to become Light Industrial. Others requested that the property remain residential. Mr. Mark Taylor area resident who is employed by the NCDOT also confirmed that there are no official road improvements planned for Murdock Road. He remarked that the Planning Board meeting held in November did not follow Robert's Rules of Order in not allowing public discussion and that the request should go back to the Planning Board due to being in violation.

The following items were submitted as supporting documentation against the rezoning to Heavy Industrial: adjacent property owners' map, pollution study by Iredell County, power point presentation, an Environmental Health Policy, petition consisting of 218 signatures against the rezoning, and an exert from the Town's 2035 Land Use Plan.

Murdock Road adjacent property owner Pat Parker and owner of CWD Flatbed, and Russ Rogerson Executive Director of Statesville Regional Development spoke in favor of the rezoning. Ms. Parker stated that is not against the rezoning because she believes that with the Town's planning strategy and that the Town will take as much care as they did when she rezoned her property. Troutman is a small town, but growth is coming and industry is good for Troutman. She stated that change is hard, but without growth on the business side, the Town will not be able to provide the community services, police support and all that the Town needs to be able to give back to the community. Mr. Rogerson stated that the property has been identified for industrial use in the Town's long-range planning for years and has been evaluated as part of the Duke Site Readiness Program in 2012. He stated there are only two reasons the property has not already

been developed is the lack of identifying a developer and lack of proper zoning. Mr. Rogerson stated that the interested client is a known entity and is invested in the area with Troutman's best interest at heart. Industrial facilities provide a diverse tax base, supply as many as 500 jobs to the community, help balance development, and fulfill the Town's long range plan. He stated that when the Duke Site Readiness Study was performed in 2012, a 500,000 sq. ft. industrial space would provide \$45 million in tax value adding approximately \$200,000 a year in ad valorem taxes to the Town of Troutman. He assured residents that environmental protection rules would protect them from pollutants.

Neighboring property owners continued to speak against the rezoning suggesting alternate site locations that are site ready for industrial development; the suggestion that the EPA will protect residents from pollutants is false; and potential impact to residential properties.

Mayor Young Closed the Public Hearing

(Public Hearing sign in sheet is attached to and made part of these minutes)

(Copied in full, public hearing notice is attached to these minutes)

b. Adoption of Ordinance 29-17 Titled: *"An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) To Heavy Industrial (IH)"*

Council member Troutman made the motion to table the decision. Motion died due to the lack of a second.

Upon motion by Council member Williams, seconded by Council member Jablonski, and unanimously carried, approved adoption of Ordinance 29-17 titled: *"An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) To Heavy Industrial (IH)"*

Council member Williams explained that the reason she voted in favor of the rezoning is to keep from having to raise the citizen's taxes in efforts to provide town services and meet the citizen's needs. She also commented that she understands the situations of those that spoke against the rezoning, stating that she lives within 300 yards of several heavy industries with ESC in her back yard and those industries have built Troutman. In expressing her appreciation of the community coming out to express their views, Council member Williams urged everyone to attend the Council meetings every month and to get involved in the Town. She commented that she knows almost everyone present and respects everyone, and asked that they respect what Council needs to do for all the citizens.

c. Approval of Consistency Statement

Upon motion by Council member Bryant, seconded by Council member Jablonski, and unanimously carried, approved that RZ-17-09 is consistent with the 2035 Future Land Use Plan Residential Development Goal. The amendment is reasonable and in the public interest because the rezoning will allow for a diverse mix of industrial uses that build upon the area's economy and strengthens the community.

(Copied in full, Ordinance 27-17 is filed in Ordinance Book 8, Page 195)

(Copied in full, rezoning application, Planning Boards Certification of Recommendation, and vicinity map is attached to these minutes and is filed with staff report, Ordinance 27-17, maps, public hearing notice, and adjacent property owner's notification, on CD titled: "Town Council Supporting Documents" dated December 11th, and December 14th, 2017 in CD Book #1 titled: "Town Council Supporting Documents")

ITEM 21. APPROVAL OF ANNEXATION REQUEST (AX-17-06) (CONTIGUOUS), Applicant(s): Nathan and Alex Lemings, 0.236 acres, located at 116 Addison Place, PIN 4741069567, *(Martin)*

a. Call for Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Erika Martin presented the request stating that this request is a volunteer annexation and meets all the conditions for annexation. Staff recommends approval.

No others spoke in favor or against the annexation.

Mayor Young Closed the Public Hearing

(Public Hearing sign in sheet is attached to and made part of these minutes)

(Copied in full, public hearing notice is attached to these minutes)

b. Adoption of Ordinance 30-17 Titled: “An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Contiguous)”

Upon motion by Council member Jablonski, seconded by Council member Bryant, and unanimously carried, Ordinance 30-17 titled: “An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Contiguous)” was approved.

(Copied in full, Ordinance 30-17 is filed in Ordinance Book 8, Pages 196-197)

(Copied in full, petition of annexation, vicinity map, and public hearing notice is attached to these minutes and is filed with Ordinance 30-17 on CD titled: “Town Council Supporting Documents” dated December 11th, and December 14th, 2017 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 21a. APPROVAL OF CHANGES TO THE STATE FIRE CODE

Planning Director Erika Martin stated that the Council has previously adopted new language to the Town’s Unified Development Ordinance (UDO) regarding recognizing future stubs for connectivity between future subdivisions and this amendment would remove Appendix D of the Fire Code from the Town’s Code of Ordinances. The appendix is optional within the Fire Code, not mandatory. Removal of Appendix D will be reflective of the language Council adopted last month and in working with the County, they have specified that removal of Appendix D will allow the Town to enforce the ordinance.

Council member Jablonski commented that she wished that Council had more time for additional review. Mayor Young commented that Council has discussed the topic at several meetings along with the opportunity to discuss the issue with the county who is willing to work with the Town on a resolution that will allow the Town to continue smart growth and development of communities without safety issues.

Council member Bryant stressed the importance of coming to a resolution quickly regarding the Town’s new UDO which addresses these issues.

Upon motion by Council member Williams, seconded by Council member Bryant, and unanimously carried, removal of Appendix D for the Town’s Fire Code was approved.

ITEM 22. COMMENTS FROM TOWN COUNCIL AND MAYOR

Mayor Young:

- Expressed appreciation to staff by thanking them for their dedication and all they have done this year, and asked that his regards also be extended to all staff that are not present tonight.
- Commented that the industrial rezoning was a difficult decision, and expressed appreciation for the engagement from the community.
- Expressed congratulations to fellow Council members who were sworn in tonight.

Ms. Pat Parker expressed appreciation to Town Council for all they do stating that being in Troutman and being able to work with Council and staff make it worth the effort. It makes her and her team feel like they are part of something. She continued by stating that no one will ever understand what you do until they sit in your shoes and that she has never seen Council not step forward to do what is best for the Town and its people.

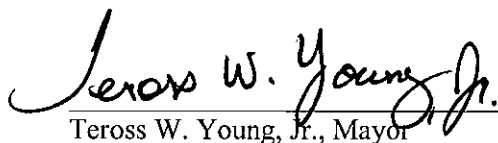
ITEM 23. COMMENTS FROM TOWN MANAGER

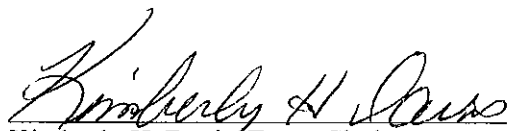
Planning Director Erika Martin stated that she has provided Council, at their dais, a map showing the areas of which the voters for this year's general election came from.

Town Manager Justin Longino wished all Happy Holidays and Merry Christmas

ITEM 24. ADJOURNMENT

Upon motion by Council member Troutman, seconded by Council member Bryant, and unanimously carried, the December 14, 2017 Town Council meeting was adjourned at 11:38pm.


Teross W. Young, Jr., Mayor


Kimberly H. Davis, Town Clerk

